

068.0

0004

0006.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

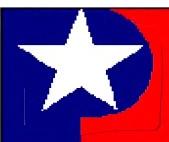
697,200 / 697,200

USE VALUE:

697,200 / 697,200

ASSESSED:

697,200 / 697,200


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		GROVE ST PL, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: LOUIS ROBIN/ETAL	
Owner 2: CONNOLLY KEVIN M	
Owner 3:	

Street 1: 10 GROVE ST PL	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y
	Type:

PREVIOUS OWNER	
Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION	
This parcel contains .115 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1883, having primarily Clapboard Exterior and 1417 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	
Flood Haz:	
D	
s	
t	

Exempt	
Topo	1
Street	
Gas:	

LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family	5000	Sq. Ft.	Site	0	70.	1.14	11										399,000						399,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	5000.000	291,800	6,400	399,000	697,200		43615
							GIS Ref
							GIS Ref
							Insp Date
							05/15/09

PREVIOUS ASSESSMENT								Parcel ID	068.0-0004-0006.0		!5879!	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	PRINT	
2022	101	FV	291,800	6400	5,000.	399,000	697,200		Year end	12/23/2021	Date	
2021	101	FV	283,000	6400	5,000.	399,000	688,400		Year End Roll	12/10/2020	Time	
2020	101	FV	283,000	6400	5,000.	399,000	688,400		688,400 Year End Roll	12/18/2019	Prior Id # 1:	
2019	101	FV	231,400	6400	5,000.	399,000	636,800		636,800 Year End Roll	1/3/2019	Prior Id # 2:	
2018	101	FV	231,400	6400	5,000.	267,900	505,700		505,700 Year End Roll	12/20/2017	Prior Id # 3:	
2017	101	FV	231,400	6400	5,000.	256,500	494,300		494,300 Year End Roll	1/3/2017	Date	
2016	101	FV	231,400	6400	5,000.	233,700	471,500		471,500 Year End	1/4/2016	Time	
2015	101	FV	218,000	6400	5,000.	188,100	412,500		412,500 Year End Roll	12/11/2014	apro	

SALES INFORMATION								TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes				ASR Map:	
KESSLER BARBARA	27145-212		3/20/1997	Family		189,900	No	No	Y					Fact Dist:	
														Reval Dist:	

BUILDING PERMITS												ACTIVITY INFORMATION			
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name			
3/2/2018	233	Re-Roof	5,995 C						6/10/2013	Info Fm Prmt	EMK	Ellen K			
5/28/2013	742	AbvGrd.	3,100						5/15/2009	Meas/Inspect	372	PATRIOT			
10/5/2005	925	Addition	55,000 C			G7	GR FY07	12X24 ADD, NEW HBT	3/30/2000	Inspected	263	PATRIOT			
									1/13/2000	Mailer Sent					
									1/10/2000	Measured	264	PATRIOT			
									1/1/1992		PM	Peter M			

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																																																																																											
Type: 15 - Old Style	Sty Ht: 2A - 2 Sty +Attic	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Good	A Bath:	Rating:	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath:	Rating:	A HBth:	Rating:																																																																																								
Foundation: 3 - BrickorStone	Frame: 1 - Wood	Prime Wall: 2 - Clapboard	Sec Wall: 1 - Wood Shingl	5%	OthrFix:	Rating:																																																																																																	
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: GRAY	OTHER FEATURES		Kits: 1	Rating: Good	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O																																																																																				
View / Desir:			A Kits:	Rating:	Other					Upper																																																																																													
GENERAL INFORMATION				Fpl:	Rating:	Lvl 2					Lvl 1																																																																																												
Grade: C - Average	Condo Information			WSFlue:	Rating:	Lower																																																																																																	
Year Blt: 1883	Eff Yr Blt:	Location:	Total Units:	REMODELING				RES BREAKDOWN																																																																																															
Alt LUC:	Alt %:	Floor:		Exterior:	No Unit	RMS	BRS	FL	1	5	2																																																																																												
Jurisdct: G14	Fact: .	% Own:		Interior:																																																																																																			
Const Mod:				Additions:																																																																																																			
Lump Sum Adj:				Kitchen:																																																																																																			
INTERIOR INFORMATION				Baths:																																																																																																			
Avg Ht/FL: STD				Plumbing:																																																																																																			
Prim Int Wal 2 - Plaster				Electric:																																																																																																			
Sec Int Wall:	%	Override:	Total: 18.6 %	Heating:																																																																																																			
Partition: T - Typical				General:																																																																																																			
Prim Floors: 3 - Hardwood				CALC SUMMARY				COMPARABLE SALES																																																																																															
Sec Floors:	%					Basic \$ / SQ: 135.00	Size Adj.: 1.35000002	Const Adj.: 0.99989998	Rate	Parcel ID	Typ	Date	Sale Price																																																																																										
Bsmnt Flr: 12 - Concrete				Adj \$ / SQ: 182.232	Other Features: 60500	Grade Factor: 1.00	NBHD Inf: 1.00000000																																																																																																
Subfloor:				NBHD Mod:	LUC Factor: 1.00	Adj Total: 358461	Depreciation: 66674	WtAv\$/SQ:	AvRate:	Ind.Val	Juris. Factor: 1.00	Before Depr: 182.23	Special Features: 0	Val/Su Net: 122.71																																																																																									
Bsmnt Gar:				Depreciated Total: 291788	Final Total: 291800	Val/Su SzAd 223.77																																																																																																	
Electric: 3 - Typical																																																																																																							
Insulation: 2 - Typical																																																																																																							
Int vs Ext: S																																																																																																							
Heat Fuel: 1 - Oil																																																																																																							
Heat Type: 1 - Forced H/Air																																																																																																							
# Heat Sys: 1																																																																																																							
% Heated: 100	% AC:																																																																																																						
Solar HW: NO	Central Vac: NO																																																																																																						
% Com Wal	% Sprinkled																																																																																																						
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:																																																																																															
SPEC FEATURES/YARD ITEMS								PARCEL ID	068-0-0004-0006.0																																																																																														
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																																																																																						
2	Frame Shed	D	Y	1	10X16	A	AV	1990	0.00	T	23.2	101																																																																																											
11	Pool-Vinyl	D	Y	1	15 x 15	G	AV	2013	29.93	T	5	101			6,400		6,400																																																																																						
More: N	Total Yard Items:	6,400		Total Special Features:					Total:	6,400																																																																																													
<p>RESIDENTIAL GRID</p> <p>1st Res Grid Desc: Line 1 # Units 1</p> <p>Level FY LR DR D K FR RR BR FB HB L O</p> <p>Other</p> <p>Upper</p> <p>Lvl 2</p> <p>Lvl 1</p> <p>Lower</p> <p>Totals RM: 5 BRs: 2 Baths: 1 HB</p>																																																																																																							
<p>SUB AREA</p> <table border="1"> <thead> <tr> <th>Code</th><th>Description</th><th>Area - SQ</th><th>Rate - AV</th><th>Undepr Value</th><th>Sub Area</th><th>% Usbl</th><th>Descrip</th><th>% Type</th><th>Qu</th><th># Ten</th> </tr> </thead> <tbody> <tr> <td>BMT</td><td>Basement</td><td>746</td><td>54.670</td><td>40,783</td><td>UAT</td><td>100</td><td>FLA</td><td>100</td><td>A</td><td></td> </tr> <tr> <td>FFL</td><td>First Floor</td><td>746</td><td>182.230</td><td>135,945</td><td></td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td>SFL</td><td>Second Floor</td><td>558</td><td>182.230</td><td>101,685</td><td></td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td>OFF</td><td>Open Porch</td><td>215</td><td>24.170</td><td>5,197</td><td></td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td>UAT</td><td>Upper Attic</td><td>113</td><td>127.560</td><td>14,351</td><td></td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td colspan="4">Net Sketched Area: 2,378</td><td>Total:</td><td>297,961</td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td>Size Ad</td><td>1304</td><td>Gross Area</td><td>2715</td><td>FinArea</td><td>1417</td><td></td><td></td><td></td><td></td><td></td> </tr> </tbody> </table> <p>SUB AREA DETAIL</p>																Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten	BMT	Basement	746	54.670	40,783	UAT	100	FLA	100	A		FFL	First Floor	746	182.230	135,945							SFL	Second Floor	558	182.230	101,685							OFF	Open Porch	215	24.170	5,197							UAT	Upper Attic	113	127.560	14,351							Net Sketched Area: 2,378				Total:	297,961						Size Ad	1304	Gross Area	2715	FinArea	1417					
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